

PRIMARY PLAT FOR
CASEY CORNER
17908 CASEY ROAD
WESTFIELD, IN 46074

SITE DATA

EXISTING ZONING: CASEY CORNER PUD

DEVELOPMENT STANDARDS:	
NUMBER OF LOTS	80
MINIMUM LOT AREA	N/A
MINIMUM LOT FRONTAGE ON ROADS	N/A
MINIMUM SETBACK LINES:	
FRONT YARD	20'
SIDE YARD	N/A
REAR YARD	N/A
MINIMUM LOT WIDTH	N/A
MINIMUM DISTANCE BETWEEN BUILDINGS	20'

ADJACENT ZONING: North: PUD
South: PUD
East: PUD
West: PUD

PROPOSED:	Project Area:	10.99 Acres +/-
	Number of Proposed Lots:	80
	Proposed Density:	7.28 Units /Acre
	Common Areas:	
	Common Area A:	137,449 sf
	Total Common Area:	137,449 sf (3.155 Ac)

OPEN SPACE CALCULATIONS:	
Overall Site =	10.99 Ac.
Total Open Space Provided =	6.29 Ac.
Total Percentage Provided =	57.2 %

SHEET INDEX

SHEET NO.	DESCRIPTION
P001	COVER SHEET
P100	INFRASTRUCTURE EXHIBIT
P101-102	OVERALL DEVELOPMENT PLAN
P103-104	PRIMARY PLAT
L100	LANDSCAPE PLAN

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

[illegible]

OPERATING AUTHORITIES

CITY OF WESTFIELD
COMMUNITY DEVELOPMENT
ATTENTION: KEVIN TODD
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3172

HAMILTON COUNTY HEALTH DEPT.
ATTENTION: DR. CHARLES HARRIS
18030 FOUNDATION DRIVE, SUITE A
NOBLESVILLE, IN 46060-2229
317-776-8500

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JEREMY LOLLAR
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3100

MARATHON PIPELINE COMPANY, LLC
ATTENTION: AUSTIN GUYER
10722 EAST COUNTY ROAD 300 NORTH
INDIANAPOLIS, IN 46234
317-291-9460

WESTFIELD FIRE DEPARTMENT
ATTENTION: MARCUS REED
17535 DARTOWN ROAD
WESTFIELD IN 46074
317-896-2704

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: KENTON WARD
1 HAMILTON COUNTY SQUARE, STE. 188
NOBLESVILLE, IN 46060
317-776-9626

DUKE ENERGY (ELECTRIC)
ATTENTION: TRENT GODSEY
16475 SOUTHPARK DRIVE
WESTFIELD, IN 46074
317-896-6711

METRONET
ATTENTION: CHRIS BLUTO
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715
317-465-1046

CITIZENS WATER AND WASTEWATER
OF WESTFIELD, LLC
ATTENTION: BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
317-850-9055

HAMILTON COUNTY HIGHWAY DEPT
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317-773-7770

CITIZENS GAS OF WESTFIELD
ATTENTION: RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202-1162
317-696-4041

COMCAST CABLE
ATTENTION: MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, IN 46204
317-774-3384

AT&T (TELEPHONE)
ATTENTION: STEVE KREBS
5858 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317-252-4007

PLANS PREPARED FOR
PLATINUM PROPERTIES MANAGEMENT CO., LLC.
 9757 WESTPOINT DRIVE, SUITE 600
 INDIANAPOLIS, INDIANA 46256
 TELEPHONE: (317) 863-2057
 CONTACT PERSON: TIMOTHY J. WALTER, P.E.
 EMAIL: twalter@platinum-properties.com

PLANS PREPARED BY

WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: RICK M. ELLIS
EMAIL: ellisr@weihe.net



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	JRV	PROJECT NO.
REVISED LAYOUT TO EXPAND R/W FROM E1 TO B9	10/30/2021	JRV	VC100333
MISS REVISIONS PER CLIENT	11-25-2021	JRV	DWG NAME
LANDSCAPE PLAN ADDED	11-11-2021	JRV	P001
REVISED PER TAG COMMENTS	12/22/2021	JRV	DESIGNED BY:
			JRV
			DRAWN BY:
			JRV
			CHECKED BY:
			RMS
	DATE:		

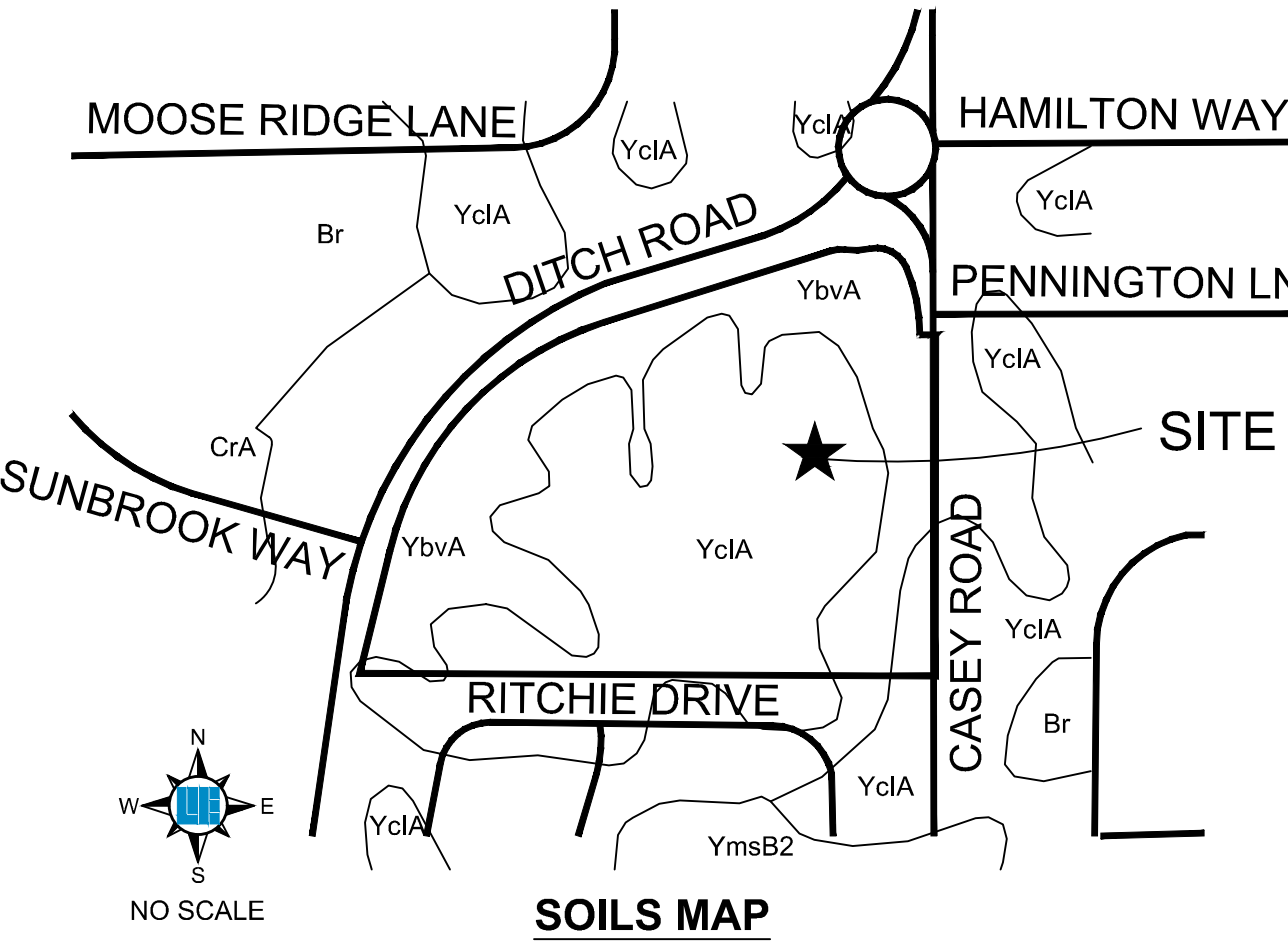
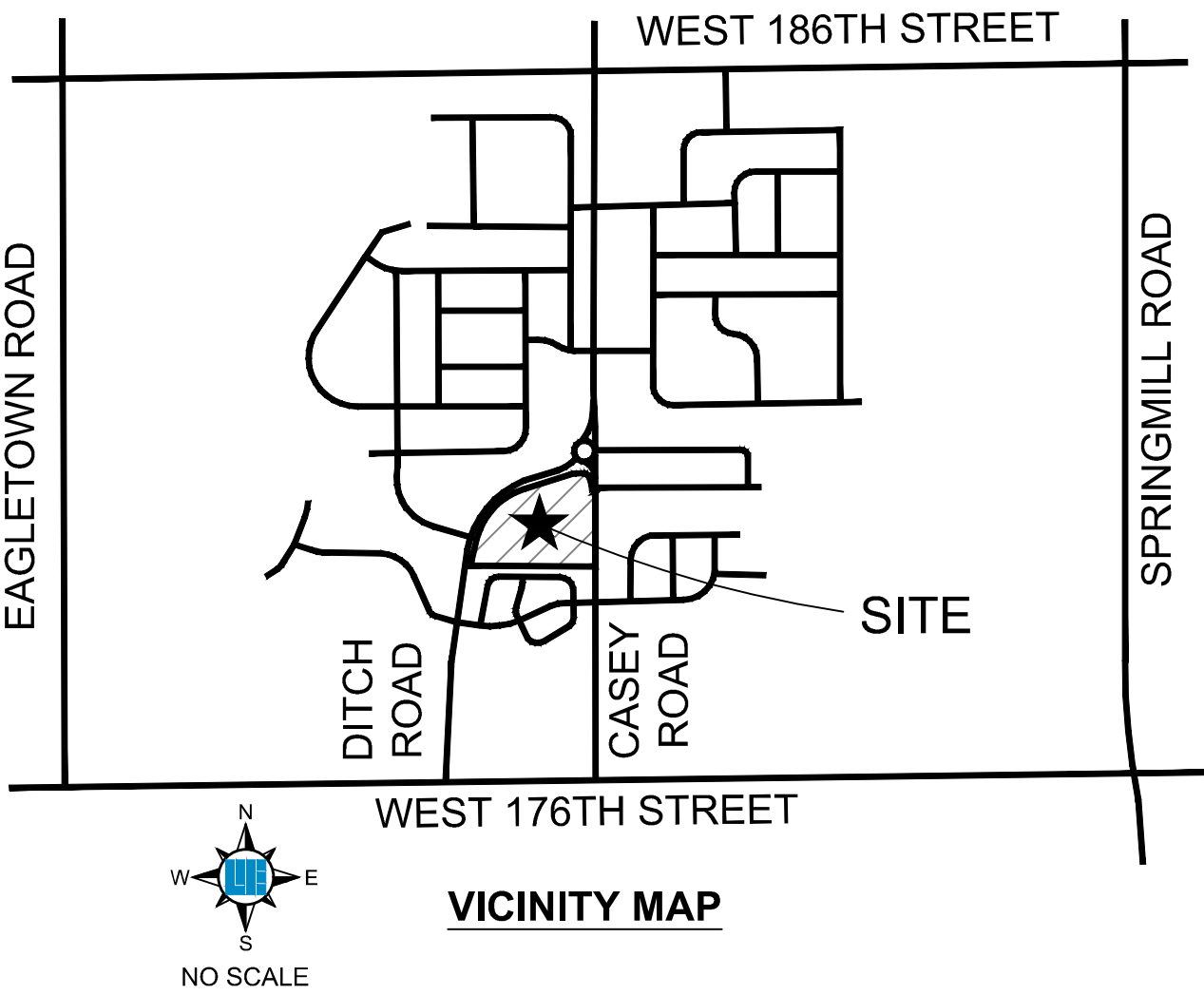
CASEY CORNER
17908 CASEY ROAD, WESTFIELD, INDIANA 46074
COVER SHEET
Buy at this Supplier's Office of Supply, 31 Transportation, 15 North, Bureau 3 East, Indianapolis, Transportation, Indiana

SHEET NO.
P001

PROJECT NO.
W210333

CASEY CORNER INFRASTRUCTURE EXHIBIT

WASHINGTON TOWNSHIP
WESTFIELD, INDIANA



SOIL SERIES	DESCRIPTION
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes

NOTE: ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST (SEE LANDSCAPE PLAN FOR LIST). STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT. THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

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Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

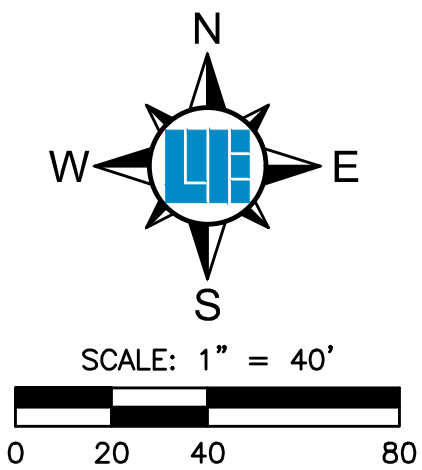
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DATE	BY	PROJECT NO.
10-30-2021	JRV	W210333
11-25-2021	JRV	DWG NAME:
12-02-2021	JRV	DESIGNER:
12-02-2021	JRV	DRAWN BY:
	JRV	CHECKED BY:
	RMS	DATE:
		10/20/2021

CASEY CORNER
17908 CASEY ROAD, WESTFIELD, INDIANA 46074
INFRASTRUCTURE EXHIBIT
Part of the Southwest Quarter of Section 34, Township 19 North, Range 2 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P100
PROJECT NO.
W210333

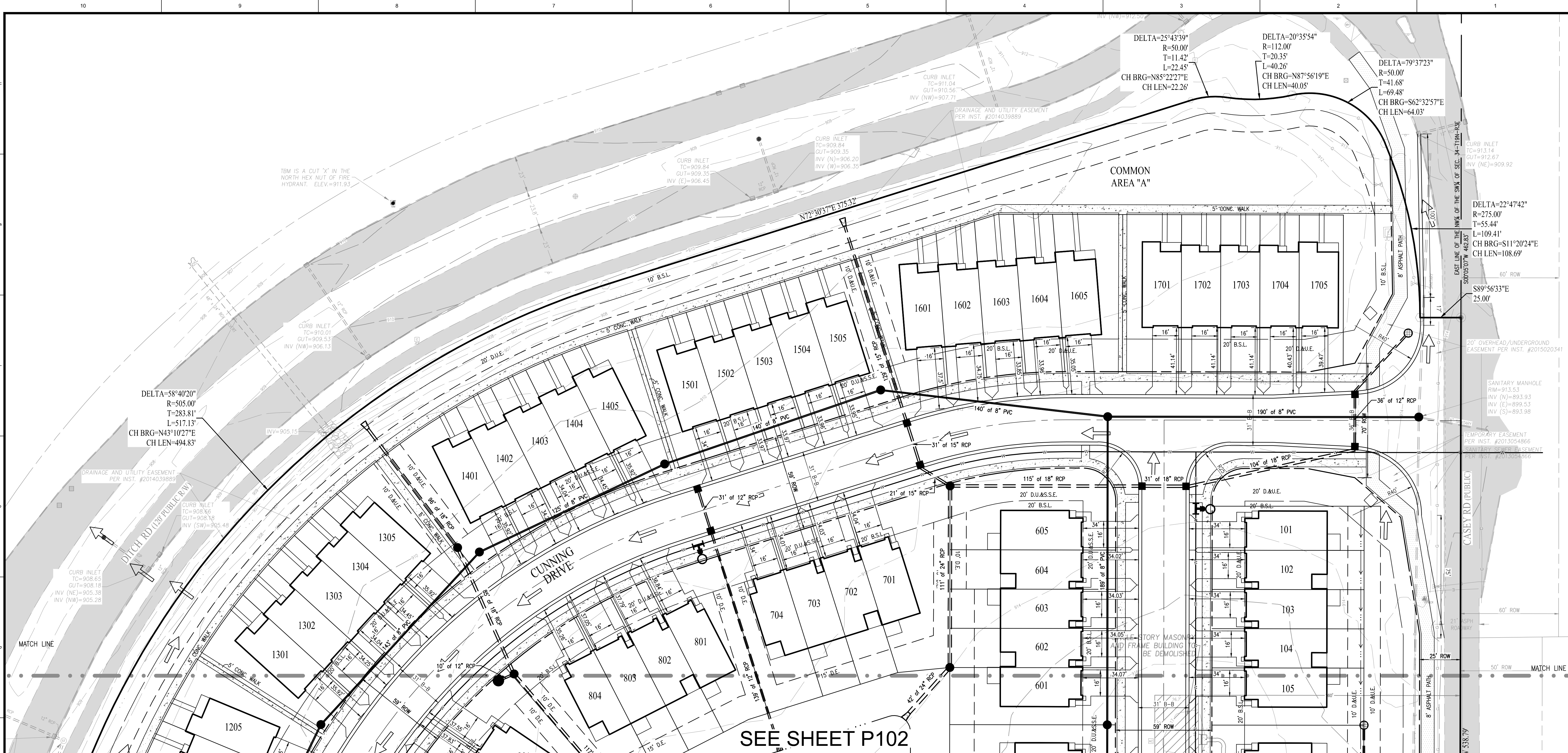
SITE PLAN



LEGEND

- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER MAIN
- MANHOLE
- STORM BEEHIVE INLET
- STORM CURB INLET
- CONCRETE END SECTION

LOCATION: 1500 S. 300th Street, Westfield, Indiana 46074
DATE: 12/21/2021
DRAWN BY: JRV
CHECKED BY: JRV
PROJECT NO.: W210333
SHEET NO.: P101



SEE SHEET P102

GENERAL NOTES

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0128G AND 18057C0120G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "AE", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 30' UNLESS OTHERWISE NOTED.
- DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
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- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
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- SQUARE FOOTAGE FOR INDIVIDUAL BUILDING UNITS IS NOT AVAILABLE AT THIS TIME, BUT THE ARCHITECT HAS INDICATED THAT ALL UNITS WILL HAVE AT LEAST 1700 SQUARE FEET OF LIVABLE AREA.

PROJECT BM

LEE12 AZ1
A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12 AZ1, SET IN THE TOP OF A CONCRETE POST, ELEV. 915.74 (NAVD 88)

SITE TBM

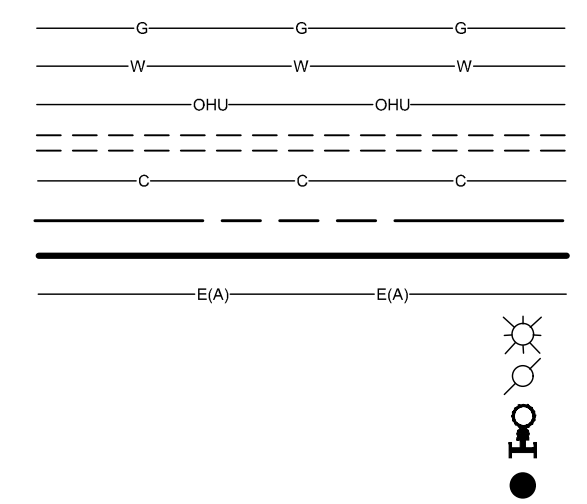
CUT "X" ON NORTH HEX NUT OF FIRE HYDRANT ON NORTHWEST SIDE OF DITCH ROAD ACROSS THE STREET FROM SITE, ELEV. 915.93 (NAVD 88)

LEGAL DESCRIPTION

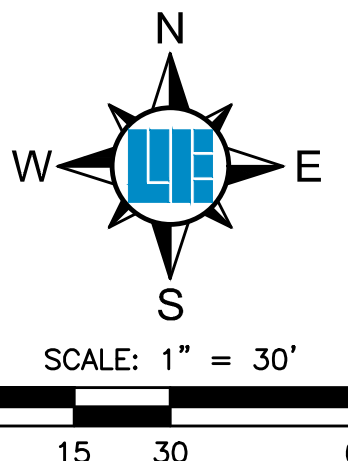
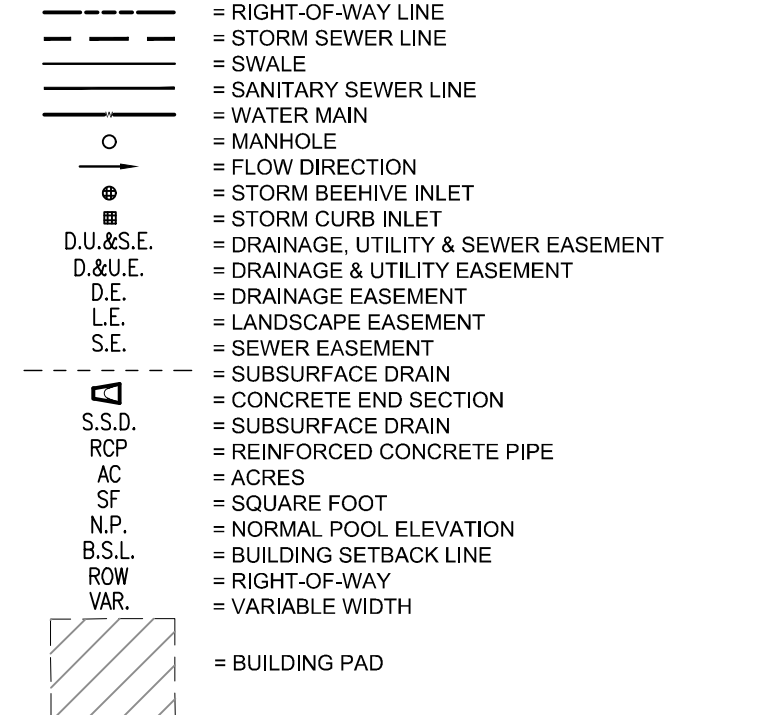
PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUART OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS PER PLAT OF CASEY ACRES APARTMENTS RECORDED AS INSTRUMENT #2013031598), ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION, 482.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, 538.79 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID CASEY ACRES, 908.75 FEET TO THE EAST LINE OF PROPOSED EAGLE PARKWAY, (THE REMAINING COURSES ARE ALONG THE EAST LINE OF PROPOSED EAGLE PARKWAY) THENCE NORTH 13 DEGREES 50 MINUTES 17 SECONDS EAST 199.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 76 DEGREES 09 MINUTES 43 SECONDS EAST 505.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND ARC DISTANCE OF 517.13 FEET TO A POINT WHICH BEARS NORTH 17 DEGREES 29 MINUTES 23 SECONDS WEST 505.00 FEET; THENCE NORTH 72 DEGREES 30 MINUTES 37 SECONDS EAST 375.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 23 SECONDS EAST 500.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE 22.45 FEET TO A POINT WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 50.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 112.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 40.26 FEET TO A POINT WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 112.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 90.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 69.48 FEET TO A POINT WHICH BEARS NORTH 67 DEGREES 15 MINUTES 45 SECONDS EAST 50.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 67 DEGREES 15 MINUTES 45 SECONDS WEST 275.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 108.41 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST 275.00 FEET FROM SAID RADIUS POINT; THENCE SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.993 ACRES, MORE OR LESS.

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



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PER INDIANA STATE LAW IC 8-1-26,
IT IS ILLEGAL TO EXCAVATE OR DISTURB
UNDERGROUND UTILITIES WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

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317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

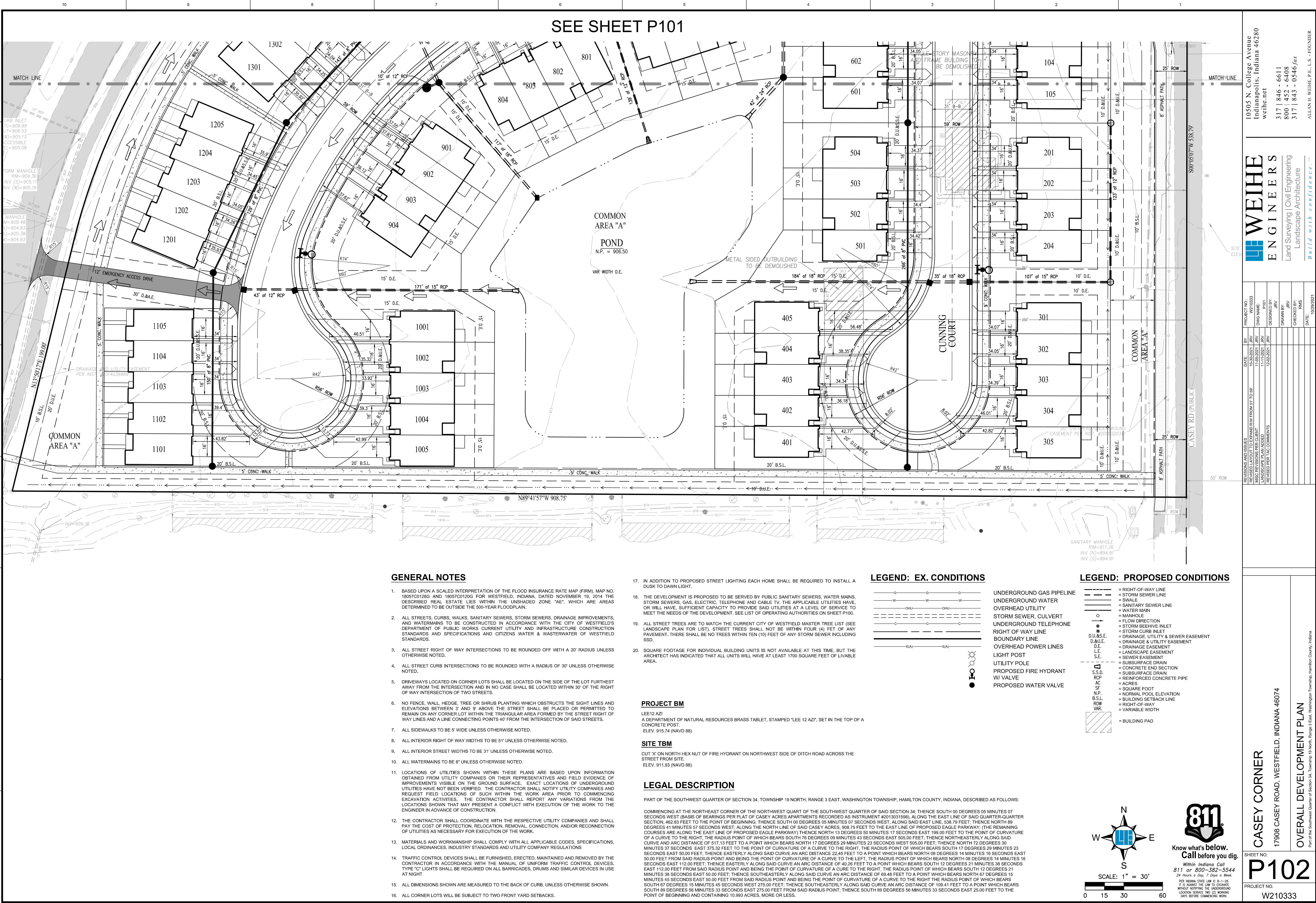
PROJECT NO.: W210333
DATE: 10/30/2021
BY: JRV
CHECKED BY: JRV
DATE: 10/30/2021

REVISIONS AND ISSUES
DATE BY DESCRIPTION
10/30/2021 JRV REVISOR LAYOUT TO EXPAND R/W FROM ST TO SF
11/05/2021 JRV MISS REVISIONS PER CLIENT
12/02/2021 JRV REVISED PER TAC COMMENTS

CASEY CORNER
17908 CASEY ROAD, WESTFIELD, INDIANA 46074
OVERALL DEVELOPMENT PLAN

SHEET NO.
P101
PROJECT NO.
W210333

LOCATION: C:\Users\jld\OneDrive\Documents\2021\12\03\33\Engineering\p101\p101.dwg
DATE: 12/03/2021
DRAWN BY: jld
CHECKED BY: jld
PLOT: 12/03/2021 11:48:48



GENERAL NOTES

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LEE12 AZ1
A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12 AZ1", SET IN THE TOP OF A CONCRETE POST.
ELEV. 915.74 (NAVD 88)
- SITE TBM**
CUT "X" ON NORTH HEX NUT OF FIRE HYDRANT ON NORTHWEST SIDE OF DITCH ROAD ACROSS THE STREET FROM SITE.
ELEV. 911.93 (NAVD 88)

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUART OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS PER PLAT OF CASEY ACRES APARTMENTS RECORDED AS INSTRUMENT #2013031598), ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION, 462.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, 538.79 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID CASEY ACRES, 908.75 FEET TO THE EAST LINE OF PROPOSED EAGLE PARKWAY; THE REMAINING COURSES ARE ALONG THE EAST LINE OF PROPOSED EAGLE PARKWAY) THENCE NORTH 13 DEGREES 50 MINUTES 17 SECONDS EAST 199.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 76 DEGREES 09 MINUTES 43 SECONDS EAST 505.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND ARC DISTANCE OF 517.13 FEET TO A POINT WHICH BEARS NORTH 17 DEGREES 29 MINUTES 23 SECONDS WEST 505.00 FEET; THENCE NORTH 72 DEGREES 30 MINUTES 37 SECONDS EAST 376.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 23 SECONDS EAST 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE 22.45 FEET TO A POINT WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 50.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 112.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 40.26 FEET TO A POINT WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 112.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 69.48 FEET TO A POINT WHICH BEARS NORTH 67 DEGREES 15 MINUTES 45 SECONDS EAST 50.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 67 DEGREES 15 MINUTES 45 SECONDS WEST 275.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.41 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST 275.00 FEET FROM SAID RADIUS POINT; THENCE SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.983 ACRES, MORE OR LESS.

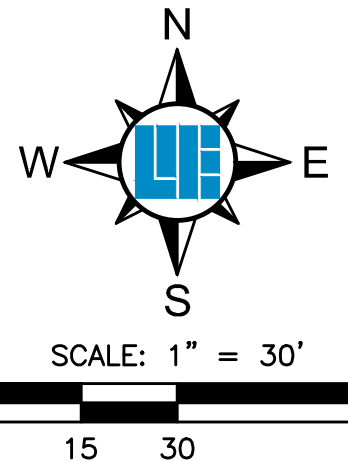
LEGEND: EX. CONDITIONS

- G --- G --- G ---
- W --- W --- W ---
- CHU --- CHU --- CHU ---
- C --- C --- C ---
- E(A) --- E(A) --- E(A) ---
- S.S.D. --- S.S.D. --- S.S.D. ---
- RCP --- RCP --- RCP ---
- AC --- AC --- AC ---
- SF --- SF --- SF ---
- N.P. --- N.P. --- N.P. ---
- B.S.L. --- B.S.L. --- B.S.L. ---
- ROW --- ROW --- ROW ---
- VAR. --- VAR. --- VAR. ---

- UNDERGROUND GAS PIPELINE
- UNDERGROUND WATER
- OVERHEAD UTILITY
- STORM SEWER, CULVERT
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- OVERHEAD POWER LINES
- LIGHT POST
- UTILITY POLE
- PROPOSED FIRE HYDRANT
- W/ VALVE
- PROPOSED WATER VALVE

LEGEND: PROPOSED CONDITIONS

- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SWALE
- SANITARY SEWER LINE
- WATER MAIN
- MANHOLE
- FLOW DIRECTION
- STORM BEEHIVE INLET
- STORM CURB INLET
- DRAINAGE, UTILITY & SEWER EASEMENT
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- SEWER EASEMENT
- SUBSURFACE DRAIN
- CONCRETE END SECTION
- SUBSURFACE DRAIN
- REINFORCED CONCRETE PIPE
- ACRES
- SQUARE FOOT
- NORMAL POOL ELEVATION
- BUILDING SETBACK LINE
- RIGHT-OF-WAY
- VARIABLE WIDTH
- BUILDING PAD



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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISED LAYOUT TO EXPAND ROW FROM ST TO SF	10-30-2021	JRV	W210333
MISC REVISIONS PER CLIENT	11-05-2021	JRV	
REVISED PER TAC COMMENTS	12-02-2021	JRV	

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
P101	JRV	RMS	10/20/2021

CASEY CORNER
17908 CASEY ROAD, WESTFIELD, INDIANA 46074

OVERALL DEVELOPMENT PLAN
Part of the Southwest Quarter of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P102

PROJECT NO.
W210333



1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 180570D128G AND 180570D120G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "AE", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 30' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN AT ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
7. ALL SIDEWALKS TO BE 6' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 51' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
11. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND RECORD FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CORRECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
13. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
14. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
15. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
16. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.

17. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
18. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE OR WILL HAVE SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P100.

LEE12 AZI
A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12 AZI", SET IN THE TOP OF A
CONCRETE POST.
ELEV. 915.74 (NAVD 88)

CUT 'X' ON NORTH HEX NUT OF FIRE HYDRANT ON NORTHWEST SIDE OF DITCH ROAD ACROSS THE STREET FROM SITE.
ELEV. 911.93 (NAVD 88)

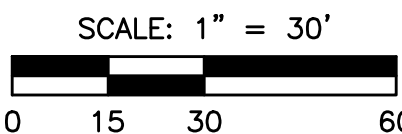
LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUART OF THE SOUTHWEST QUARTER OF SECTION 34, THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS PER PLAN OF CASEY ACRES APARTMENTS RECORDED AS INSTRUMENT #2013031568), ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 34, A DISTANCE OF 112.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 45 SECONDS EAST 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 41 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID CASEY ACRES, 908.75 FEET TO THE EAST LINE OF PROPOSED EAGLE PARKWAY, (THE REMAINING COURSES ARE ALONG THE EAST LINE OF PROPOSED EAGLE PARKWAY) THENCE NORTH 13 DEGREES 50 MINUTES 17 SECONDS EAST 189.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 17 DEGREES 29 MINUTES 23 SECONDS WEST 505.00 FEET, THENCE NORTH 72 DEGREES 30 MINUTE 37 SECONDS EAST 375.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 17 DEGREES 28 MINUTES 23 SECONDS EAST 50.00 FEET, THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE 224.45 FEET TO A POINT WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 112.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 45 SECONDS EAST 50.00 FEET, THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 40.26 FEET TO A POINT WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 112.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 45 SECONDS EAST 50.00 FEET, THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 40.26 FEET TO A POINT WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 112.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 45 SECONDS EAST 50.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.41 FEET TO A POINT WHICH BEARS SOUTH 67 DEGREES 15 MINUTES 45 SECONDS WEST 275.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.41 FEET TO A POINT WHICH BEARS SOUTH 67 DEGREES 15 MINUTES 45 SECONDS WEST 275.00 FEET, THENCE SOUTHEASTERLY ALONG SAID RADIUS POINT, THENCE SOUTH 89 DEGREES 35 MINUTES 33 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.993 ACRES, MORE OR LESS.

_____ RIGHT OF WAY LINE
_____ BOUNDARY LINE

=====	= RIGHT-OF-WAY LINE
=====	= STORM SEWER LINE
=====	= SWALE
=====	= SANITARY SEWER LINE
D.U.&S.F.	= DRAINAGE, UTILITY & SEWER EASEMENT
D.&U.E.	= DRAINAGE & UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.E.	= LANDSCAPE EASEMENT
S.F.	= SEWER EASEMENT
AC	= ACRES
SF	= SQUARE FOOT
B.S.L.	= BUILDING SETBACK LINE
ROW	= RIGHT-OF-WAY
VAR.	= VARIABLE WIDTH



REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISED UNITS TO CHANGE RW FROM 51' TO 59'	10-30-2021	JRV	W210333
REVISED UNITS TO CHANGE RW FROM 51' TO 59'	10-30-2021	JRV	
LANDSCAPE PLAN ADDED	11-11-2021	JRV	
REVISED PER TAG COMMENTS	12-02-2021	JRV	
		DRAWN BY:	
		CHECKED BY:	
		RMS	
		DATE:	

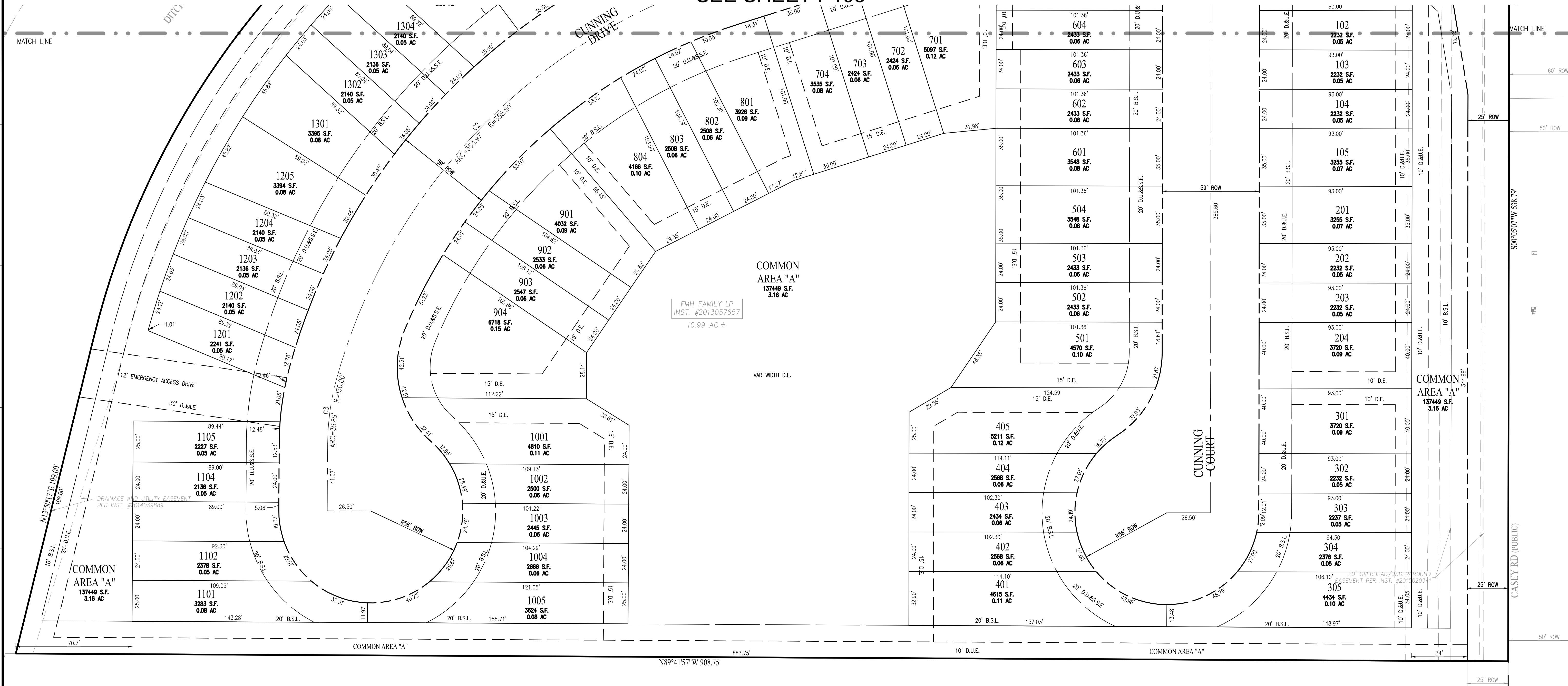
PRIMARY PLAT
Part of the Southwest Quarter of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P103

PROJECT NO.
W210333

LOCATION: D:\Civil 3D Projects\2021\W210333\Engineering\plan\summary\summary.dwg
DATE: 12/20/2021
DRAWN BY: JRV
CHECKED BY: JRV
PLOT: 12/20/2021

SEE SHEET P103



GENERAL NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0128G AND 18057C0120G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "AE", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 30' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
7. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 51' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
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12. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
13. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
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15. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
16. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.

17. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
18. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P100.
19. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST (SEE LANDSCAPE PLAN FOR LIST). STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT, THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

PROJECT BM

LEE12 AZI
A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12 AZI", SET IN THE TOP OF A CONCRETE POST
ELEV. 915.74 (NAVD 88)

SITE BLM

CUT 'X' ON NORTH HEX NUT OF FIRE HYDRANT ON NORTHWEST SIDE OF DITCH ROAD ACROSS THE STREET FROM SITE.
ELEV. 911.93 (NAVD 88)

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	92.23'	300.00'	17°36'51"	S81°19'03"W
C2	353.97'	355.50'	57°02'57"	S43°59'09"W
C3	39.69'	150.00'	15°09'37"	S07°52'52"W

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

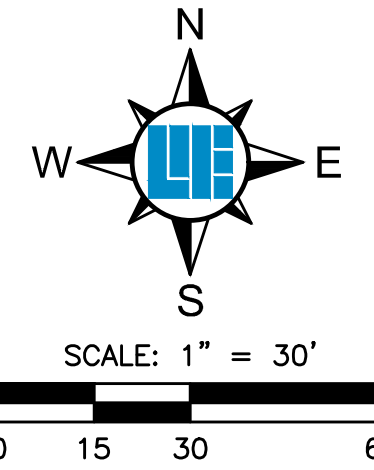
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUART OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS PER PLAT OF CASEY ACRES APARTMENTS RECORDED AS INSTRUMENT #2013031588); ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION, 462.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, 538.79 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID CASEY ACRES, 908.75 FEET TO THE EAST LINE OF PROPOSED EAGLE PARKWAY; (THE REMAINING COURSES ARE ALONG THE EAST LINE OF PROPOSED EAGLE PARKWAY) THENCE NORTH 13 DEGREES 50 MINUTES 17 SECONDS EAST 189.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 76 DEGREES 50 MINUTES 43 SECONDS EAST 505.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND ARC DISTANCE OF 517.13 FEET TO A POINT WHICH BEARS NORTH 17 DEGREES 29 MINUTES 32 SECONDS WEST 505.00 FEET; THENCE NORTH 72 DEGREES 30 MINUTES 37 SECONDS EAST 375.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 23 SECONDS EAST 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.45 FEET TO A POINT WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 50.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 112.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 40.26 FEET TO A POINT WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 112.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 69.48 FEET TO A POINT WHICH BEARS NORTH 67 DEGREES 15 MINUTES 45 SECONDS EAST 50.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 67 DEGREES 15 MINUTES 45 SECONDS WEST 275.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.41 FEET TO A POINT WHICH BEARS SOUTH 69 DEGREES 56 MINUTES 33 SECONDS EAST 275.00 FEET FROM SAID RADIUS POINT; THENCE SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST 29.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.993 ACRES, MORE OR LESS.

LEGEND: EX. CONDITIONS

--- RIGHT OF WAY LINE
--- BOUNDARY LINE

LEGEND: PROPOSED CONDITIONS

--- = RIGHT-OF-WAY LINE
--- = STORM SEWER LINE
--- = SWALE
--- = SANITARY SEWER LINE
--- = DRAINAGE, UTILITY & SEWER EASEMENT
--- = DRAINAGE & UTILITY EASEMENT
D.U.&S.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
L.E. = LANDSCAPE EASEMENT
S.E. = SEWER EASEMENT
AC = ACRES
SF = SQUARE FOOT
B.S.L. = BUILDING SETBACK LINE
ROW = RIGHT-OF-WAY
VAR. = VARIABLE WIDTH



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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISED LAYOUT TO EXPAND ROW FROM ST TO SF	10-30-2021	JRV	W210333
MISSING REVISIONS PER CLIENT	11-05-2021	JRV	DWG NAME:
REVISED PER TAC COMMENTS	12-02-2021	JRV	DESIGNER: JRV
			DRAWN BY: JRV
			CHECKED BY: JRV
			RMS
			DATE: 10/20/2021

CASEY CORNER
17908 CASEY ROAD, WESTFIELD, INDIANA 46074
PRIMARY PLAT
Part of the Southwest Quarter of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P104
PROJECT NO.
W210333